City of Seattle
Preliminary Assessment Report

December 11, 2009

This report represents a preliminary determination of project requirements based on your PASV. The PASV Field Assessment and Report is completed by DPD site inspectors and is compiled from initial project information submitted by the applicant. Therefore, the report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to assist applicants through the intake phase of their project by clarifying requirements on a project specific basis. The applicant is responsible for providing all required documents at the intake appointment. If you have questions about fulfilling these requirements or the next step in applying for a permit, please call the ASC.

Project Summary

AP/Project No.	6234102	**Ground Disturbance**	Y
Application Template	BLDG	**PASV Required This Permit**	Y
Application Type	CONSTRUCTION AND DEVELOPMENT	**Date PASV Completed**	12/10/09
Category	SINGLE FAMILY / DUPLEX	**PASV Done Under**	
DPD Review Type	FULL +	**Permit Remarks**	
Address	443 Halladay St		
Location			
Zoning		**Applicant**	CHERYL HUGHES 820 JOHN ST SEATTLE WA 98109 (206) 264-1301
King County APN	3528901189		
Permit Status	Initial Information Collected		
Description of Work	Renovate and expand existing sfr and rebuild existing garage per plan. (also see 6129753)	**Applicant Email**	cheryl@hughes-studio.com
		Linked AP/Project Nos.	
SDOT Project No			

For detail zoning information, click the on the King County APN number above, or visit http://web1.seattle.gov/dpd/parceldata/ to find zoning details about your address.

PASV Report

Contact: Arthur Thomas Richardson, (206) 233-3875, art.richardson@seattle.gov

ECA Mapping Unit and Type

This project site appears to include the following ECAs and/or buffers:
Steep slope
Potential slide

Earth Disturbance

Please provide a soils report. Field assessment found evidence of previous grading or unstable soils, specifically: EAC site

Show all retaining walls/rockeries:

Existing ROW Conditions

HALLADAY ST

Street conditions:

Concrete paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 6" inches

along south PL

Gravel surface

Potential Impacts to Seattle Parks Property

No parks property in vicinity

Tree Protection

Trees greater than 6 inches in diameter are present on the site but not shown on the site plan. Show the dripline of 1) **all** trees on the site, 2) adjacent trees that encroach on the site that are greater than 6 inches in diameter and 3) **all** trees located in the adjacent ROW. Include common and scientific names for all trees shown. See Director's Rule 16-2008 and CAM 242.

Construction Erosion Control

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control Technical Requirements Manual (DR 16-2009, Volume 2). The Stormwater Control Best Management Practices (BMPs) noted below can be found on the Construction Stormwater Control (CSC)/Post Construction Soil Amendment Plan or in the Construction Stormwater Control Technical Requirements Manual. Both are available online and from DPD's Public Resource Center.
Show the following on the CSC/Post Construction Soil Amendment Plan:

Place filter fabric, straw bales, straw wattles, or other approved equal to control construction stormwater runoff. Required along the following property lines:

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with tarps, matting compost blankets or other approved equal to control construction stormwater runoff.

A temporary erosion and sedimentation control (TESC) First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or online at: http://web1.seattle.gov/DPD/InspectionRequest

Inspectors Notes

The ex. garage is at the top of the ECA steep slope area (east side of garage) . Exemption may supersede some requirements below.

Standard Submittal Requirements for Projects in an ECA

Submit a geotechnical report with the permit intake submittal package. Geotechnical report must be signed and stamped by a geotechnical engineer licensed in the State of Washington per SMC 22.804, SMC 25.09, and Directors Rule (DR) 33-2006

Provide a topographic survey with 2-foot contours on and within 25-feet of the property, stamped by a licensed land surveyor (see SMC 25.09.330A)

Delineate the clearing limits on the site plan

Provide a vegetation restoration plan per SMC 25.09.320, CAM 331 and CAM 331A. **Prior to any vegetation removal in the critical area, review, approval, and a preconstruction meeting is required**

Delineate the steep slope critical area on a site plan based on the survey (per SMC 25.09.020 A3b(5)). Provide area calculations for the steep slope delineation.

Construction activity area appears to be within the steep slope critical area and/or its associated buffer. A steep slope variance may be required (see SMC 25.09.180E.1)

An ECA pre-submittal conference is strongly recommended. Call the Applicant Services Center (206-684-8850) to schedule an appointment

Applicant Next Steps

For questions on permit application process, please contact the Applicant Services Center (ASC) at 206-684-8850.

1. Please review the requirements set forth in this report.

2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
3. When all issues have been addressed, you may schedule an intake appointment with DPD. Please bring a copy of this report.